



Naga Housing Business Center
ALDP Bldg., Diversion Road
Naga City.

INVITATION TO BID

September 5, 2017

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct a second (2nd) public auction for the sale of acquired asset properties at ALJOSH CAFÉ ALDP Commercial Complex, Diversion Road, Naga City on:

DATE	AREAS	NO. OF UNITS
<u>September 25, 2017</u>	<u>Albay, Camarines Sur & Camarines Norte</u>	<u>82</u>

- Interested parties are required to secure copies of: (a) **INSTRUCTION TO BIDDERS** (HQP-AAF-104) and (b) **OFFER TO BID** (HQP-AAF-103) from the office of the Loans Mgt. and Recovery Division-Acquired Assets Section at Pag-IBIG Fund Naga Housing Business Center ALDP Bldg., Diversion Road, Naga City or may download the forms at www.pagibigfund.gov.ph (link Disposition of Acquired Assets for Public Auction).
- Properties shall be sold on an **“AS IS, WHERE IS”** basis.
- All interested buyers are encouraged to inspect the property/ies before tendering their offer/s. The list of the properties may be viewed at www.pagibigfund.gov.ph/aa/ (Other properties for sale-Disposition of Acquired Assets for Public Auction).
- Bidders are also encouraged to visit our website, www.pagibigfund.gov.ph/aa five (5) days prior the actual auction date, to check whether there are any erratum posted on the list of properties posted under the sealed public auction.
- Sealed proposals shall be received by the **Committee on Disposition of Acquired Assets’ Secretariat** at Pag-IBIG Fund Naga Housing Business Center ALDP Bldg., Diversion Road, Naga City, starting 10:00 AM but not later than 11:00 AM on the scheduled date; the said proposals shall be opened immediately in the presence of the committee and attending bidders. Bidders are advised to submit their proposals only on the scheduled date of batch. No proposals shall be accepted by the committee earlier or later than scheduled date.
- The Bid Offer shall not be lower than the minimum bid set by the Fund.
- Each bid proposal shall be accompanied by a **BIDDER’S BOND** either in **CASH** or **MANAGER’S CHECK** issued by any commercial bank, payable to Pag-IBIG Fund for an amount equivalent to **10% of the BID PRICE**. It shall likewise serve as the down payment of the winning bidder.
- Payment of the remaining ninety percent (90%) bid offer balance may either be thru any of the following modes:
 - Cash** – on which the approved purchase price shall be paid not later than thirty (30) calendar days from date of receipt of Notice of Award (NOA).
 - Installment basis** – on which payment shall be in equal month installment inclusive of interest and provided the chosen payment term shall not exceed twelve (12) months.

c. **Pag-IBIG Housing Loan** – payment shall be in the form of monthly amortization based on the approved loan term, which may be up to a maximum of thirty (30) years with the following considerations:

1. Loan approval and term shall be subject to eligibility requirements stipulated under the Pag-IBIG End-User Home Financing Program guidelines;
2. The loan amount shall be the bidder’s bid offer, net of the 10% down payment;
3. In case the housing loan application has been disapproved, the 10% bidder’s bond shall be forfeited in favor of the Fund.
4. The buyer shall be required to file his Pag-IBIG housing loan application and pay the following incidental expense within thirty (30) calendar days from receipt of the Notice of Approval of Sale:
 - a. Processing fee of Three Thousand Pesos (the P1,000.00 shall be paid on the auction day while the remaining P2,000.00 shall be paid upon submission of complete requirements);
 - b. Equity, if applicable;
 - c. One year advance insurance premiums (sales redemption insurance as well as fire and allied peril insurance);
5. In case the Bid Offer, net of the ten percent (10%) bid bond and additional discount, is still higher than the appraised value of the property, the amount in excess of the appraisal value shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days upon receipt of Notice of Loan Approval.
6. **Original Borrowers** who wish to participate on the Sealed Public Auction shall no be allowed to bid thru housing loan availment. They may only bid thru cash or installment basis.

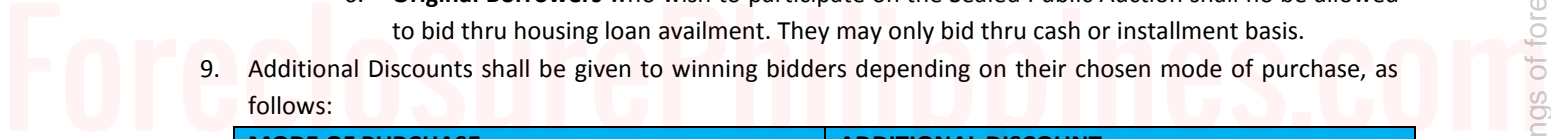
9. Additional Discounts shall be given to winning bidders depending on their chosen mode of purchase, as follows:

MODE OF PURCHASE	ADDITIONAL DISCOUNT
CASH	20%
INSTALLMENT	10%

10. The Bidders shall be present at the opening of bids. Bidders may designate their Authorized Representatives, provided they shall issue the following documents:
 - a. Special Power of Attorney for individual-bidder
 - b. Secretary’s Certificate for company bidder
11. The Opening of Bids shall commence from 11:01 AM until completion.
12. The bidder who offers the highest bid shall be declared as winner.
13. In case of a tied highest bid, it shall be resolved by applying the following order of preference:
 - a. 1. Cash 2. Short –Term Installment 3. Long-Term Installment
 - b. Toss coin if the same mode of payment

If there are more than two (2) highest bidders, the tie shall be resolved based on the time of registration in the auction room.

14. The non-winning bidders’ respective bid bonds shall be returned to them immediately together with an Acknowledgement Receipt once a winning bidder has been declared.
15. If the winning bidder fails or refuses to push through with the purchase of the property, or fails to pay in full the remaining balance within 30 calendar days from receipt of the Notice of Award (NOA), he shall lose his right as winning bidder and the 10% bidder’s bond shall be forfeited in favor of the Fund.



16. Interested parties may visit the Pag-IBIG Fund Naga Housing Business Center Acquired Assets Mgt. Section or contact Ms. Gertrudes E. Veluz . at tel. nos. 473-5232 to 34 local 362 . You may also email your inquiries for further details at naga_lmrd.aa@pagibigfund.gov.ph .

PAG-IBIG FUND RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS, TO WAIVE ANY FORMALITY THEREIN OR ACCEPT SUCH BIDS AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE FUND. THE DECISION OF THE FUND IS FINAL AND BINDING.

(Sgd.) ATTY. JOSEPH P. QUIBOLOY
Vice President
Home Lending Operations- Luzon Group

ForeclosurePhilippines.com

Item	ACCT	PROPERTY	BLK	LOT	SUBDIVISION	Phase	BARANGAY	MUNICIPALITY	PROVINCE	TCT	TYPE	LOT	FLOOR	MINIMUM	APPRAISAL	REMARKS
No.	TYPE	NUMBER						CITY		No		AREA	AREA	BID PRICE	DATE	
1	REM	8020253112	21	23	Mayon Rivera		San Isidro(Lidong)	Sto. Domingo	Albay	078-2015000708	lot	621	0	622,614.60	12/1/15	unoccupied
2	REM	8020276619		03	Non-Subdivision		Batang	Ligao City	Albay	T-140610	lot	1000	0	1,255,500.00	9/24/15	unoccupied
3	REM	8020251612	17	12	Sta. Monica Heights Subd	-	Taysan	Legazpi City	Albay	085-2014000192	lot only	80	0	216,360.00	10-Jan-17	LP-unoccupied
4	REM	8020276717	12	01	Sta. Monica Heights Subd.		Taysan	Legazpi City	Albay	085-2014000146	single detached	80	25.43	391,212.00	2/18/16	unoccupied
82	REM	8020251612	17	12	Sta. Monica Heights Subd.		Taysan	Legazpi City	Albay	085-2014000192	lot	80	0.00	216,360.00	10-Jan-17	unoccupied
83	REM	8020257913	01	02	Villa Josefa		Pawa	Tabaco City	Albay	078-2014000561	lot	120	0	216,000.00	5/12/16	unoccupied
84	CTS	8020947013	10	10	Ecology Subdivision	-	Calangcawan Sur	Vinzons	Camarines Norte	T-73712	House & lot	166	42	629,964.00	3/20/17	HL-unoccupied
85	CTS	8020927214	6	18	Ecology Subdivision	-	Calangcawan Sur	Vinzons	Camarines Norte	T-73635	lot	120	-	177,120.00	11/11/16	unoccupied
86	CTS	8020927312	6	19	Ecology Subdivision	-	Calangcawan Sur	Vinzons	Camarines Norte	T-73636	lot	120	-	177,120.00	11/11/16	unoccupied
87	CTS	8020927410	6	20	Ecology Subdivision	-	Calangcawan Sur	Vinzons	Camarines Norte	T-73637	lot	120	-	177,120.00	11/11/16	unoccupied
88	REM	8020918314	1	18	Florida Village	I	Lag-on	Daet	Camarines Norte	079-2016000186	lot	82	-	110,700.00	2/24/17	unoccupied
89	REM	8020926317	5	5	Florida Village	II	Lag-on	Daet	Camarines Norte	079-2016000107	rowhouse	71	42	252,063.00	3/20/17	unoccupied
90	CTS	8020946811	32	32	Happy Homes Fairview	II	Magang	Daet	Camarines Norte	T-57158	House & lot	124	30.00	613,656.00	4/4/17	HL-unoccupied
91	CTS	8020923010	11	1	Happy Homes Fairview	III	Magang	Daet	Camarines Norte	079-2013000321	lot	130	-	285,480.00	6/2/16	unoccupied
92	REM	8020920819	13	5	Happy Homes Fairview		Magang	Daet	Camarines Norte	079-2016000752	lot	132	-	280,368.00	2/24/17	unoccupied
93	REM	8020921912	7	4	Happy Homes Greenbelt	II	Alawihao	Daet	Camarines Norte	079-2016000363	lot	180	-	280,260.00	2/24/17	unoccupied
94	CTS	8020938915	5	36	Happy Homes Greenwood	-	Calasgasan	Daet	Camarines Norte	T-62781	House & lot	150	35	703,296.00	4/20/16	HL-unoccupied
95	CTS	8020923911	7	42	Happy Homes Greenwood		Calasgasan	Daet	Camarines Norte	T-62879	lot	120	-	212,760.00	5/31/16	unoccupied
96	CTS	8020923813	7	40	Happy Homes Greenwood		Calasgasan	Daet	Camarines Norte	T-62877	lot	120	-	212,760.00	5/31/16	unoccupied
97	REM	8020917418	25	7	Holiday Homes	II	Lag-on	Daet	Camarines Norte	079-2016000097	lot	97	-	200,790.00	2/24/17	unoccupied
98	REM	8020922015	-	3901-D-6	Non-Subdivision		Dalas	Labo	Camarines Norte	079-2016000173	lot	513	-	692,550.00	2/28/17	for relocation
1	CTS	8020934418	9	18	Buena Vida Village	-	Pacol	Naga	Camarines Sur	39594	House & lot	70	25	193,912.20	12/21/16	HL-unoccupied
2	CTS	8020925411	31	37	Caceres Heights Subd.	-	Pacol	Naga	Camarines Sur	55160	lot	96	-	342,144.00	2/28/17	unoccupied
3	CTS	8020938112	3	20	Capitol Plains Subd.	-	San Agustin	Pili	Camarines Sur	45913	lot only	247	-	1,810,728.00	12/16/16	LP-unoccupied
4	CTS	8020938210	3	22	Capitol Plains Subd.	-	San Agustin	Pili	Camarines Sur	45914	lot only	251	-	0.00	12/16/16	LP-unoccupied
5	CTS	8020922710	4	9	Capitol Plains Subd.		San Agustin	Pili	Camarines Sur	45926	lot	232	-	843,552.00	6/2/16	unoccupied
6	CTS	8020928316	17	8	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000724	House & lot	35	34	477,531.00	11/8/16	HL-unoccupied
7	CTS	8020928815	15	37	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000646	House & lot	35	34	477,531.00	10/28/16	HL-unoccupied
8	CTS	8020928913	24	27	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001009	House & lot	35	38	543,332.70	11/21/16	HL-unoccupied
9	CTS	8020929311	22	23	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000939	House & lot	35	38	543,332.70	11/21/16	HL-unoccupied
10	CTS	8020934114	27	15	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001155	House & lot	35	38	543,332.70	12/21/16	HL-unoccupied
11	CTS	8020934310	22	11	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000927	House & lot	35	38	543,332.70	11/21/16	HL-unoccupied
12	CTS	8020934819	24	33	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001015	House & lot	35	38	543,332.70	11/21/16	HL-unoccupied
13	CTS	802093463	21	16	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000904	House & lot	35	38	543,332.70	11/21/16	HL-unoccupied
14	CTS	8020934515	24	46	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001028	House & lot	35	38	543,332.70	11/21/16	HL-unoccupied
15	CTS	8020934212	26	30	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001121	House & lot	35	38	543,332.70	11/21/16	HL-unoccupied
16	CTS	8020937412	11	5	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000521	House & lot	35	34	463,893.30	11/8/16	HL-unoccupied
17	CTS	8020937519	24	44	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001026	House & lot	35	38	543,332.70	12/21/16	HL-unoccupied
18	CTS	8020937617	27	11	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001151	House & lot	35	38	543,332.70	12/21/16	HL-unoccupied
19	CTS	8020937715	26	32	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001123	House & lot	35	38	543,332.70	12/21/16	HL-unoccupied
20	CTS	8020938014	1	14	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000134	House & lot	35	33.9	477,531.00	4/11/16	HL-unoccupied

Item No.	ACCT TYPE	PROPERTY NUMBER	BLK	LOT	SUBDIVISION	Phase	BARANGAY	MUNICIPALITY CITY	PROVINCE	TCT No	TYPE	LOT AREA	FLOOR AREA	MINIMUM BID PRICE	APPRAISAL DATE	REMARKS
21	CTS	8020938416	25	44	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001082	House & lot	35	38	527,832.00	2/14/17	HL-unoccupied
22	CTS	8020938513	8	15	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000443	House & lot	35	33	477,531.00	12/21/16	HL-unoccupied
23	CTS	8020939215	24	41	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001023	House & lot	35	38	543,330.00	10/17/16	HL-unoccupied
24	CTS	8020938611	27	12	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001152	House & lot	35	38.5	543,332.70	12/21/16	HL-unoccupied
25	CTS	8020946919	8	18	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000446	House & lot	35	33.90	463,893.00	6/2/16	HL-unoccupied
26	CTS	8020947219	15	42	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000650	House & lot	35	34	597,272.40	3/27/17	HL-unoccupied
27	CTS	8020947317	15	44	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000652	House & lot	35	34.00	597,272.40	3/27/17	HL-unoccupied
28	CTS	8020947512	24	17	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000999	House & lot	35	38.50	527,832.00	5/2/17	HL-unoccupied
29	CTS	8020947610	26	39	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001130	House & lot	39	38.5	540,324.00	5/2/17	HL-unoccupied
30	CTS	8020925313	17	38	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000754	rowhouse	35	33.9	477,531.00	4/11/16	unoccupied
31	CTS	8020924611	26	7	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001098	townhouse	35	38.5	527,832.00	2/28/17	unoccupied
32	CTS	8020924513	24	26	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001008	townhouse	35	38.5	543,333.00	6/3/16	unoccupied
33	CTS	8020924416	14	27	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000607	townhouse	35	35.00	463,893.30	2/28/17	unoccupied
34	CTS	8020924210	21	15	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000903	townhouse	35	35	527,832.00	2/28/17	unoccupied
35	CTS	8020923715	25	34	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001072	townhouse	35	38.5	527,832.00	2/28/17	unoccupied
36	CTS	8020923617	27	3	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001143	townhouse	35	38.5	527,832.00	2/28/17	unoccupied
37	CTS	8020923519	26	8	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001099	townhouse	39	38.5	555,825.00	6/3/16	unoccupied
38	CTS	8020923412	15	3	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000617	townhouse	35	33.9	477,531.00	6/2/16	unoccupied
39	CTS	8020923314	1	2	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000131	townhouse	35	33.9	477,531.00	6/2/16	unoccupied
40	CTS	8020923216	16	30	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000690	townhouse	35	33.9	477,531.00	6/2/16	unoccupied
41	CTS	8020922916	23	26	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000973	townhouse	35	38.5	527,832.00	2/28/17	unoccupied
42	CTS	8020922818	22	26	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000942	townhouse	35	38.5	527,832.00	2/28/17	unoccupied
43	CTS	8020922612	12	43	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000551	townhouse	35	33.9	477,531.00	6/2/16	unoccupied
44	CTS	8020922514	22	12	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000928	townhouse	35	38.5	527,832.00	2/28/17	unoccupied
45	CTS	8020926512	13	4	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000147	townhouse	35	33.9	477,531.00	6/2/16	unoccupied
46	CTS	8020926610	9	26	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012000506	townhouse	35	33.9	463,893.00	6/2/16	unoccupied
47	CTS	8020928012	25	20	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001058	townhouse	35	38.00	543,330.00	10/17/16	unoccupied
48	CTS	8020927018	25	18	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001056	townhouse	35	38	543,330.00	10/17/16	unoccupied
49	CTS	8020926914	27	8	Deca Homes Langon Vista	-	Cararayan	Naga	Camarines Sur	086-2012001148	townhouse	35	38.00	543,330.00	10/17/16	unoccupied
50	CTS	8020934711	4	1	Deca Homes Naga Subd.	-	San Felipe	Naga	Camarines Sur	53873	lot only	101	-	431,775.00	1/26/17	LP-unoccupied
51	CTS	8020924318	21	3	Deca Homes Naga Subd.	-	San Felipe	Naga	Camarines Sur	54264	lot	72	-	285,120.00	6/2/16	unoccupied
52	REM	8020909218	13	7	Happy Homes Sipocot	-	Malubago	Sipocot	Camarines Sur	080-2015000041	lot	120	-	117,720.00	2/18/16	unoccupied
53	REM	8020913713	21	3	Happy Homes Sipocot	-	Malubago	Sipocot	Camarines Sur	080-2014001581	lot	120	-	117,720.00	2/18/16	unoccupied
54	REM	8020917515	15	33	Happy Homes Sipocot	-	Malubago	Sipocot	Camarines Sur	080-2014001578	lot	132	-	129,492.00	2/28/16	unoccupied
55	REM	8020917711	3	5	Happy Homes Sipocot	-	Malubago	Sipocot	Camarines Sur	080-2016001019	lot	165	-	161,865.00	2/18/16	unoccupied
56	REM	8020918118	13	9	Happy Homes Sipocot	-	Malubago	Sipocot	Camarines Sur	080-2015000057	lot	120	-	117,720.00	2/18/16	unoccupied
57	REM	8020920114	8	18	Happy Homes Sipocot	-	Malubago	Sipocot	Camarines Sur	080-2015000045	lot	129	-	126,549.00	2/18/16	unoccupied

Item	ACCT	PROPERTY	BLK	LOT	SUBDIVISION	Phase	BARANGAY	MUNICIPALITY	PROVINCE	TCT	TYPE	LOT	FLOOR	MINIMUM	APPRAISAL	REMARKS
No.	TYPE	NUMBER						CITY		No		AREA	AREA	BID PRICE	DATE	
58	CTS	8020925714	19	31	San Alfonso Homes	-	Pacol	Naga	Camarines Sur	086-2013001809	townhouse	61	46.4	890,019.00	4/19/16	unoccupied
59	CTS	8020924014	31	12	San Alfonso Homes		Pacol	Naga	Camarines Sur	086-2012000295	townhouse	40	46.4	785,637.00	6/2/16	unoccupied
60	CTS	8020946713	6	4	Villa Obiedo Subd.	-	Cararayan	Naga	Camarines Sur	52874	House & lot	128	50.4	945,220.50	3/27/17	HL-unoccupied
61	CTS	8020925910	1	57	Villa Obiedo Subd.	-	Cararayan	Naga	Camarines Sur	52767	townhouse	48	50.4	652,059.00	4/8/16	unoccupied

ForeclosurePhilippines.com